

## REQUEST FOR LEGAL DESCRIPTION CHECK (Part A)

Appl. No. \_\_\_\_\_

Sec. 31 Twp. 55 Rge. 40

Processor \_\_\_\_\_

CZAB # \_\_\_\_\_ BCC \_\_\_\_\_

**TYPE OR PRINT ALL INFORMATION – ALL FOLIO NUMBERS REQUIRED**

**1. FOLIO NUMBER (S) OR SUBJECT PROPERTY** (List all folio numbers comprising the subject property)

30-5031-000-0280

30-5031-000-0281

**2. NAME OF APPLICANT** (Property Owner or Lessee with Owner's Sworn-to-Consent)

Eureka Builders 184, LLC

**3. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION**

Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, metes and bounds. Include section, township, range. If application contains requests for multiple zone changes, provide the legal description for each are. Attach separate sheet(s), as needed.

See attached Exhibit "A"

**4. ADDRESS OR LOCATION OF PROPERTY** (For location, use description such as NE corner of, etc.)

18201 SW 112 Avenue and 18251 SW 112 Avenue, Miami, FL

**5. SIZE OF PROPERTY** \_\_\_\_\_ x \_\_\_\_\_ (in acres): 1.25 (+)(-)

(divide total sq. ft. by 43,560 to obtain acreage)

**6. IF CONTIGUOUS PROPERTY IS OWNED BY THE SUBJECT PROPERTY OWNER(S),** provide complete legal description of said contiguous property. (If attaching separate sheet, clearly label as contiguous property)

**RECEIVED**  
206-309  
**OCT 18 2006**

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY \_\_\_\_\_

## EXHIBIT "A"

### LEGAL DESCRIPTION

The North 163.16 feet of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 31, Township 55 South, Range 40 East, less the West 35 feet for Right-of-Way and less South 75 feet of West 155 feet excluding West 35 feet for Right-of-Way thereof, lying and being in Miami-Dade County, Florida.

Folio #30-5031-000-0280

The South 75 feet of the West 155 feet of the North 163.16 feet of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 31, Township 55 South, Range 40 East, less the West 35 feet for Right-of-Way, lying and being in Miami-Dade County, Florida.

Folio #30-5031-000-0281

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ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY



\*THIS INSTRUMENT IS BEING RECORDED TO REFLECT THE SECOND FOLIO NUMBER THAT APPLIES TO THIS PROPERTY.



CFN 2006R0442468  
OR Bk 24459 Pg 3147; (1pg)  
RECORDED 04/25/2006 14:37:50  
DEED DOC TAX 3,300.00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA  
LAST PAGE



CFN 2006R1200548  
OR Bk 25081 Pg 4827; (1pg)  
RECORDED 11/08/2006 14:49:33  
DEED DOC TAX 0.60  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA  
LAST PAGE

This Instrument Prepared By:  
GASTON R. ALVAREZ, P.A.  
Attorney at Law  
City National Bank Building  
2701 LeJeune Road, Suite 407  
Coral Gables, Florida 33134

Property Appraisers Parcel Identification No.: 30-5031-000-0280 & 30-5031-000-0281\*  
Grantee(s) S.S.:

THIS WARRANTY DEED Made the 24th day of APRIL, A.D. 2006 by LARGER ENTERPRISES, L.L.C., a Florida limited liability company, with a post office address of: 4050 Coastal Highway, St. Augustine, Florida 32084, hereinafter called the Grantor, to EUREKA BUILDERS 184, L.L.C., a Florida limited liability company, whose post office address is: 1290 Weston Rd. Suite 214, Weston, FL, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other good valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees, all that certain land situated in Miami-Dade County, Florida, to-wit:

THE NORTH 163.16 FEET OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE WEST 35 FEET THEREOF, IN MIAMI-DADE COUNTY, FLORIDA.

Subject to: Conditions, restrictions, limitations and easements of records, if any, applicable zoning regulations and taxes for the year 2006 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature: GASTON R. ALVAREZ  
Print Signature: GASTON R. ALVAREZ  
Signature: TERESA M. ALVAREZ  
Print Signature: TERESA M. ALVAREZ

LARGER ENTERPRISES, L.L.C., a Florida limited liability company

By: VICTOR LARGER L.S.  
VICTOR LARGER, Managing Member  
Address: 4050 Coastal Highway  
St. Augustine, FL 32084

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE ) ss

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared VICTOR LARGER, as Managing Member of LARGER ENTERPRISES, LLC, a Florida limited liability company, who is personally known to me or who produced FL D.L. as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of APRIL, 2006.

Notary Seal:



NOTARY PUBLIC, State of FLORIDA

Print Notary Signature

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RECEIVED  
206-308  
NOV 17 2006

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY ME